



ANNUAL NOTICE OF ASSESSMENT

**DeKalb County**

Property Appraisal Department
120 West Trinity Place, Room 208
Decatur, GA 30030 PHONE (404) 371-0841

*****AUTO**SCH 5-DIGIT 30032
YAU HIU SHAN
732 STRATFORD GRN
AVONDALE ESTATES, GA 30002-1365

421/1/2/1



Notice Date: 05/29/2015

This is not a tax bill
Do not send payment

Last Date to File Appeal:
07/13/2015

County property records are available online at:
dekalbcountyga.gov/propappr

OFFICIAL TAX MATTER - 2015 ASSESSMENT

The amount of your ad valorem tax bill for the year shown above will be based on the appraised (100%) and assessed (40%) values specified in this notice. You have the right to appeal these values to the County Board of Tax Assessors. All documents and records used to determine the current value are available on request. Additional information on the appeal process may be obtained at <http://dor.georgia.gov/documents/property-tax-guide>

At the time of filing your appeal you must select one of the following options:

- (1) Appeal to the County Board of Equalization with appeal to the Superior Court. (value, uniformity, denial of exemption, taxability)
- (2) To arbitration without an appeal to the Superior Court (valuation is the only grounds that may be appealed to arbitration)
- (3) For a parcel of non-homestead property with a FMV in excess of \$1 million, to a hearing officer with appeal to the Superior Court.

If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at

<http://web.co.dekalb.ga.us/PropertyAppraisal/appeal.html>

For further information on the proper method of filing an appeal, you may contact the DeKalb County Board of Tax Assessors which is located at 120 West Trinity Place, Room 208, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.

Your staff contacts are KAHLESE HARRIS (404) 371-2971 and FRANCES MORRISON (404) 371-2546

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead		
5070115	15 250 08 017		TAD#1 KEN/14		YES - H1F		
Property Description	R3 - RESIDENTIAL LOT						
Property Address	732 STRATFORD GRN						
Fair Market Value	Returned Value	Previous Year Value	Current Year Value	Other Value			
100% Fair Market Value		60,000	83,600				
40% Assessed Value		24,000	33,440				
REASONS FOR NOTICE							
Annual Assessment Notice required by GA Law (OCGA-48-5-306)			SE - Sale Price Freeze Expired				
Based on the following: Review, Property Return or Audit							
The estimate of your ad valorem tax bill for the current year is based on the previous year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.							
Taxing Authority	Taxable Assessment	X 2014 Millage	= Gross Tax Amount	- Frozen Exemption	- CONST-HMST Exemption	- Host Credit	= Net Tax Due
COUNTY OPNS	33,440	.008220	274.88	127.57	82.20	37.57	27.54
HOSPITALS	33,440	.000800	26.75	12.42	8.00	3.66	2.67
COUNTY BONDS	33,440	.000010	.33	.16	.00	.00	.17
UNIC BONDS	33,440	.001670	55.84	25.92	.00	.00	29.92
FIRE	33,440	.002870	95.97	44.54	28.70	13.12	9.61
AVON TAXDIST	33,440	.000270	9.03	4.19	2.70	1.23	.91
POLICE SERVC	33,440	.000620	20.73	9.62	6.20	2.83	2.08
SCHOOL OPNS	33,440	.023980	801.89	.00	299.75	.00	502.14
STATE TAXES	33,440	.000100	3.34	.00	.20	.00	3.14
CITY TAXES	33,440	.010957	366.40	.00	.00	.00	366.40
CITY SANI			450.00				450.00
STORMWTR FEE			60.00				60.00
Estimate for County		.049497	2,165.16	224.42	427.75	58.41	1,454.58
Total Estimate		.049497	2,165.16	224.42	427.75	58.41	1,454.58